
Site Address:	27 Park Way, Havant, PO9 1HH		
Proposal:	Loft conversion with part raised ridge on rear elevation		
Application No:	APP/21/01443	Expiry Date:	14/03/2022
Applicant:	Ms Liz Abramove		
Agent:	Mr D P Manns	Case Officer:	Selina Donophy
	D M Designs		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, mid terrace dwellinghouse located on the south side of Park Way, Havant. This property is of brick construction with a porch and paved driveway providing parking space towards the front of the site. Towards the rear is a garden area. Many of the properties have been extended in some form towards the rear. The site is not within a flood zone.

2 Planning History

05/51186/001 - Front extension., PERM,13/09/2005
APP/18/00812 - Variation of Condition 3 of Planning Permission 06/59412/007 to increase the total amount of floor space for the trading of food retail from the retail park. Proposed single storey extension to rear to create a new loading area; alterations to fenestration and site layout following sub division of Unit 6 to create two separate units. Alterations to car park. (Approved 25/10/2018). Request to discharge condition No. 8 (07/10/2019)., PERM,25/10/2018

3 Proposal

Loft conversion with part raised ridge on rear elevation

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Conservation Officer

The house subject to the application sits outside of the conservation area whilst the rear part of the garden backs onto properties in West Street which is within the conservation area. The dormer window would match with others along the terrace and would not be highly visible from the public realm of the conservation.

Overall, the proposal would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Conclusion

No objection.

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

County Archaeologist

Thank you for your consultation. I am happy to confirm that I would not raise any archaeological issues,

Developer Services, Southern Water

Please be aware that the properties are already built near to an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the applicant to seek Southern Water's approval.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Environment Agency

No comment received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: 1

Statutory advertisement: 21/01/2022

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area and conservation area
- (iii) Effect on neighbouring properties
- (iv) Parking

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area and conservation area

7.3 A section of the end of the garden is included within the Black Dog Conservation Area as shown on the Council's GIS mapping system however there is some discrepancy between this and the original Black Dog Conservation Area map which shows a section of land separating the rear gardens of properties along Park Way and the Conservation Area boundary which no longer appears to be in place or was drawn inaccurately on the original map. If the site were to be within the Conservation Area this would mean permitted development allowances would be removed however due to the questionable siting of the Conservation Area boundary, in this instance it has been judged it is more likely the map has been misdrawn and the site is not within the Conservation Area. A site notice has been posted and the Council's Conservation Officer has been notified as a precaution. The Council's Conservation Officer raises no objection to the proposal.

If the site were to be within the Conservation Area Section 72 would apply. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

7.4 This proposal comprises an 'L shaped' dormer located on the rear elevation roof slope of the host dwelling- this would sit along the entire rear roof slope and the two storey projecting roof. The additional space created by the dormers would include a bedroom with an ensuite bathroom and office to the rear. The office would be served by both rear and a side elevation windows on the projecting dormer. There would also be another window on the dormer serving the bathroom. To the front roof slope would be two velux rooflights serving the bedroom. The dormers would total approximately 38m³ in total volume with the dormers set approximately 25 cms up from the eaves line. The dormer to the main roof would have a ridge height level with the main ridge line. The two storey element of the property to the rear has a ridge line set down below that of the main dwelling, however the proposed dormer will have a height rising above this.

7.5 The Havant Borough Design Guide has clear guidance in relation to dormers :

5.48 Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof.

5.49 Special consideration needs to be given to dormers in conservation areas, historic town and village centres and adjacent to listed buildings. In these instances consideration needs to be given to the local context. Dormers may not be appropriate in these instances.

5.50 Applicants should also explore the possibility of gaining light through windows in gable walls and rooflights. As discussed above these may not be acceptable in all instances. Rooflights on the roof fronting a street should be avoided, these should be located to the rear. New dormers, rooflights and windows should not have an adversely negative effect on the privacy of neighbours.

7.6 It is judged that these dormers would appear bulky and massing on the roof slope . They would not appear as subservient additions to the roof and are considered to overwhelm the existing roof , with the dormers not set down from the ridge or much set up from the eaves and coming very close to the edges of the roof. The site is also in a fairly visible location from the shopping area to the east. A property just along the row of terraces has also had a similar development however that site is clearly out of the Conservation Area boundary and so was assumed to be constructed within permitted development as there is no planning application for the dormers. Despite the concerns raised in regards to the design, it is considered that given the questionable siting of the Conservation Area boundary as stated above there may be a permitted development fallback position (whilst the side window would not be within permitted development, the rest of the structure would be) and therefore this is deemed to be acceptable. The materials have been amended to tiles to match the existing roof in order to appear less prominent in the roof slope as the previously proposed cladding is deemed to have.

7.7 Having regard to the above, the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.8 To the east of the application site is no 25 Park Way. The dormers would face away from this property and whilst there would be an additional window at second floor level , this is not deemed to result in harmful overlooking to private amenity areas of this property.

7.9 To the west of the application site is no 29 Park Way. The dormer windows would have an outlook west and would have views mainly towards the roof slope of no 29. Whilst there are side elevation windows at no 29 , there are also existing side elevation windows at no 27 and the new dormer windows would not directly overlook these windows . They would also not offer direct views down to private amenity spaces.

7.10 To the south (rear) of the application site is a garage. There are many existing windows along the terrace facing in this direction and a long rear garden separating the sites . There is not deemed to be a harmful impact to the garage.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear,

meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.12 This proposal would result in a total of 3 bedrooms on site plus an office however the office would be of a size which could be used as a bedroom. For this reason 3 parking spaces would be required on site - it is judged this could be accounted for on the driveway to the front of the site .

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01443 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Amended block plan with parking uploaded on the 17.01.2022
01A REV B Amended existing and proposed plans uploaded on the 03.03.2022
Location plan uploaded on the 10.01.2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.